



---

## PLANNING COMMISSION

Meeting of November 10, 2016

---

City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

### AGENDA

**4:30 p.m. Bus Tour of Agenda Sites** The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

**5:30 p.m.**

#### I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of October 17, 2016

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

**PC 16-029 Bridger Neighborhood Downzone\*** - **continued from July 14, 2016** - [Zone Change] City of Logan/Jed Willets-Mountainland Developers LLC, authorized agent/owner, request a rezone of Logan Gateway and Royal Point Lot #6 from Mixed Residential High (MR-20) to Mixed Residential Medium (MR-12) to be consistent with the Bridger neighborhood located at 1650 North 400 West (5.3 acres) and 1354 North 200 West (1.8 acres); TIN 04-081-0014;05-041-0056;04-081-0032.

**\*The request is to continue this project to the May 25, 2017 Commission meeting**

**PC 16-046 Neighborhood NR-4 Rezone Project** – **continued from October 27, 2016** - [Zone Change] Logan City requests to rezone residential properties from NR-6 to NR-4 in a number of developed and undeveloped areas that are more conducive to the NR-4 zoning designation. This rezone includes approximately 80 acres in the Hillcrest neighborhood, approximately 480 acres in the Wilson neighborhood and approximately 190 acres in the Woodruff neighborhood.

**PC 16-050 Park Avenue Senior Living** [Design Review Permit] Sierra Homes/Jane B. Davis Trust-Robert Davis Trustee, authorized agent/owner, request 104 commercial and senior living units on 5.51 acres located at 1600 North 200 West in the Commercial (COM) zone; TIN 04-082-0018.

**PC 16-047 LDC Amendment 17.36** [Code Amendment] Logan City requests to amend the Land Development Code (LDC) Section 17.36 to clarify above ground versus below ground utilities.

**PC 16-048 LDC Amendment 17.14** [Code Amendment] Logan City requests to amend the Land Development Code (LDC) Section 17.14 to clarify building orientation standards and requirements.

-continued-

**PC 16-049 LDC Amendment 17.31, 17.50 & 17.62** [Code Amendment] Logan City requests to amend the Land Development Code (LDC) Sections 17.31, 17.50 & 17.62 to create development standards for new development above 4,850' MSL.

## **WORKSHOP ITEMS for December 8, 2016**

### **IV. ADJOURNMENT**

\* \* \* \* \*

*The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the Municipal Council as expressed in the General Plan and to implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.*

*As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.*

*Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:*

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) Items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*